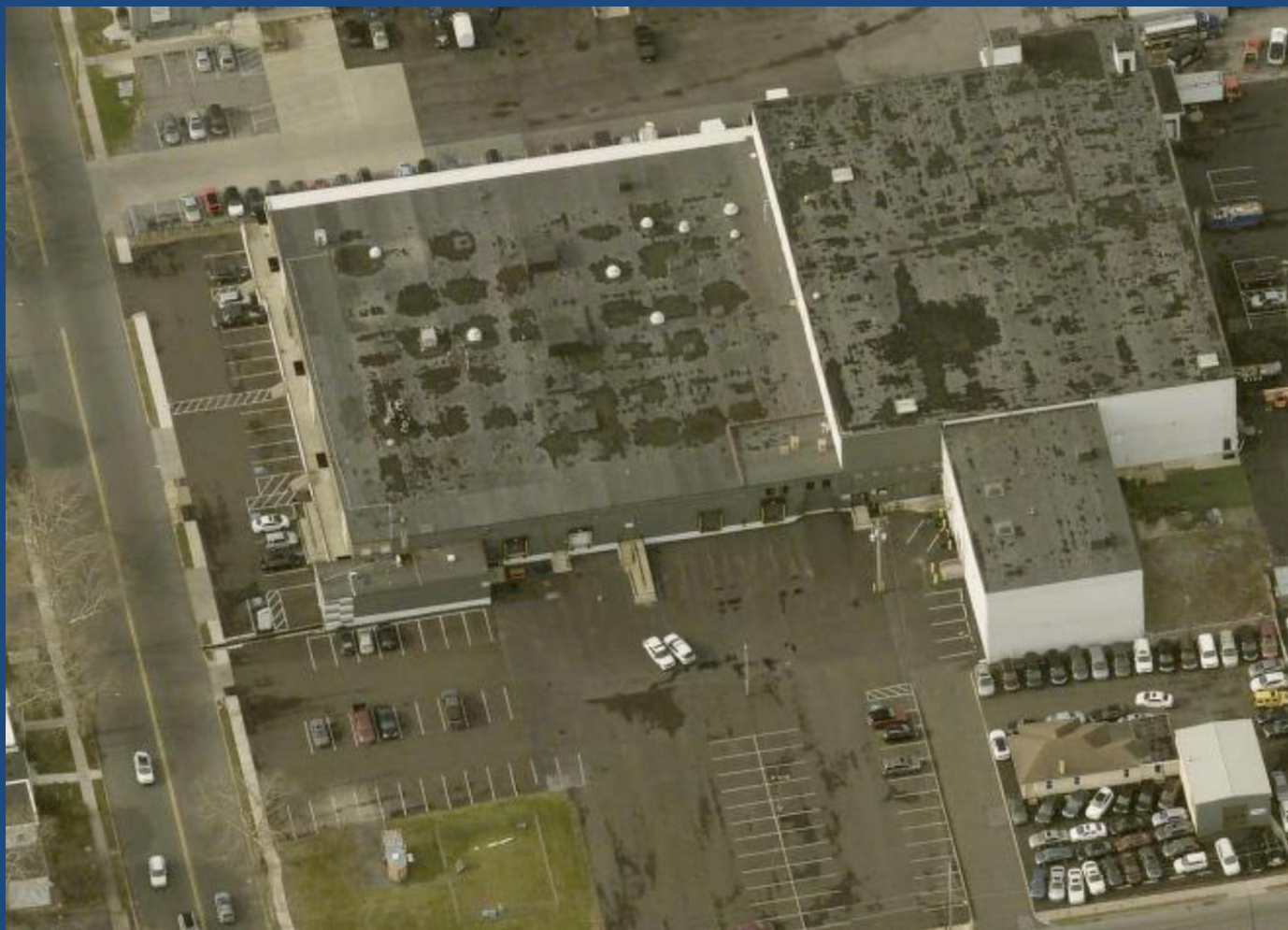


**1727-1801 Union Boulevard,
Allentown, PA 18109**

McGowan
Corporate Real Estate Advisors

5,421 SF (+/-) Warehouse Space Sublease Available w/ Equipment for Sale



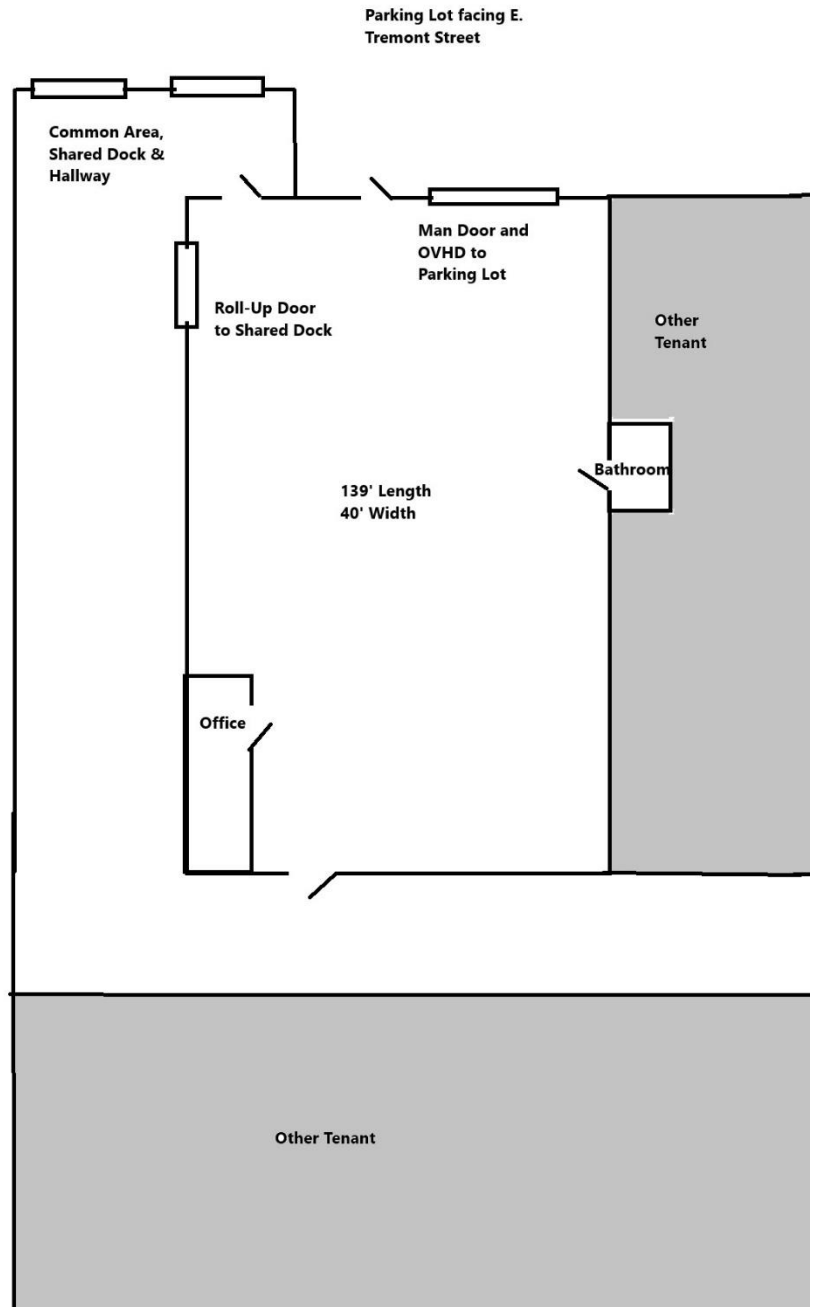
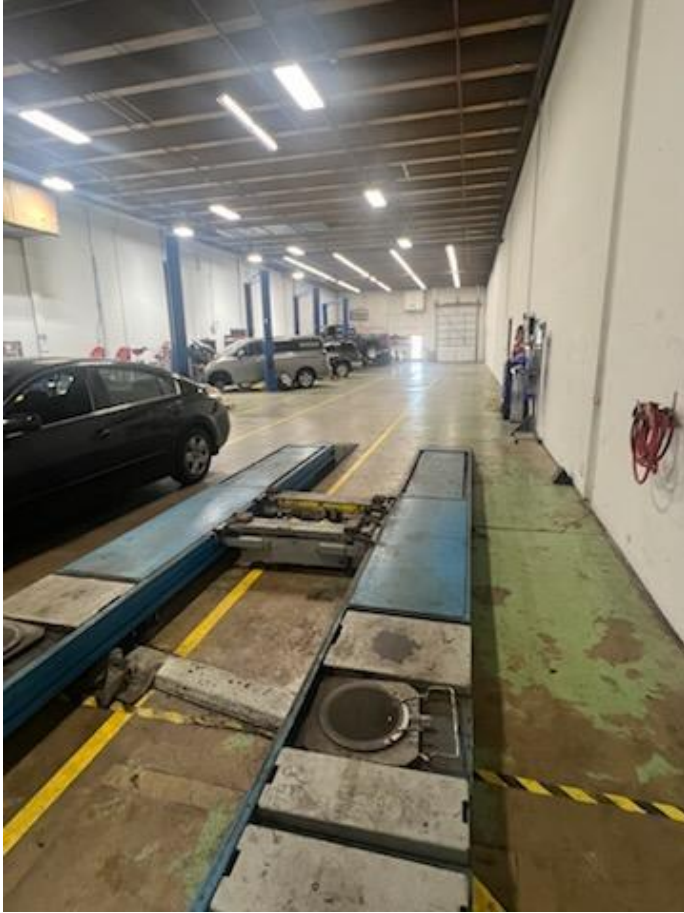
FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

McGowan Corporate Real Estate Advisors
6081 Hamilton Blvd., Suite 600
Allentown, PA 18106

www.mcgowanadvisors.com

Information concerning this offer is from sources deemed reliable, but no warranty is made as to the accuracy thereof and it is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.

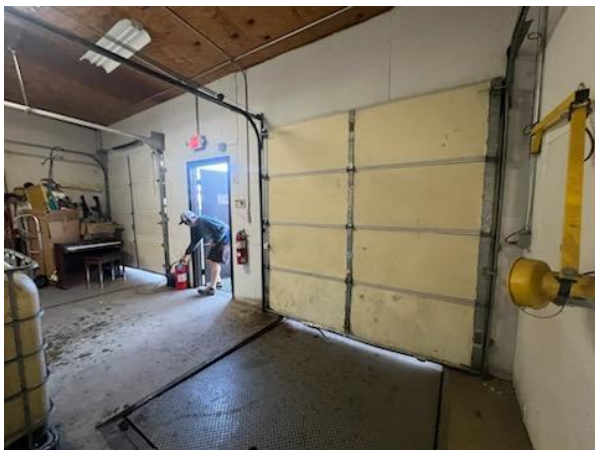
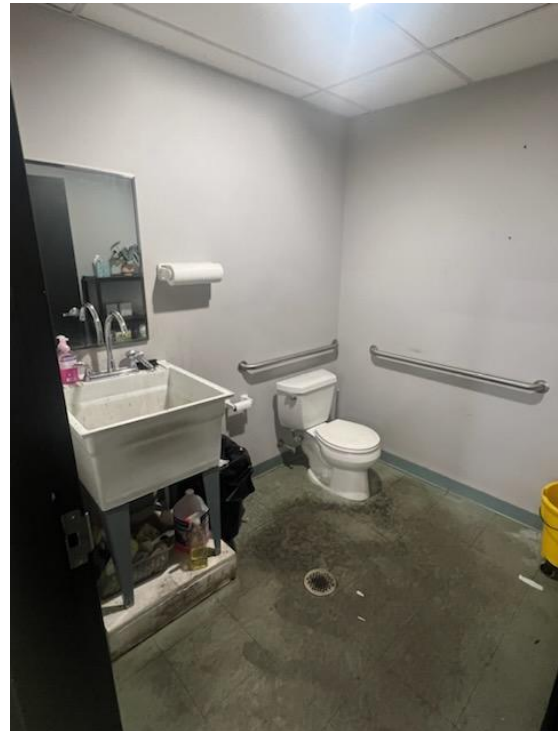


FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

McGowan Corporate Real Estate Advisors
6081 Hamilton Boulevard, Suite 600
Allentown, PA 18106

www.mcgowanadvisors.com



FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

McGowan Corporate Real Estate Advisors
6081 Hamilton Blvd., Suite 600
Allentown, PA 18106

www.mcgowanadvisors.com

Equipment for Sale

Type	Purchase Price	Asking Price
Branick Strut Compressor	\$ 600.00	\$ 500.00
Hunter Tire Changer	\$ 1,750.00	\$ 1,500.00
Hunter Tire Balancer	\$ 2,400.00	\$ 2,000.00
Transmission flusher	\$ 500.00	\$ 350.00
R1234Y/F A/C Machine	\$ 3,200.00	\$ 3,000.00
R134A A/C Machine	\$ 1,700.00	\$ 1,500.00
Hunter Alignment Machine	\$ 8,100.00	\$ 6,000.00
Alignment Lift	\$ 5,000.00	\$ 5,000.00
Engine Table	\$ 994.78	\$ 700.00
Exhaust Evacuation	\$ 1,430.99	\$ 1,200.00
Air Compressor	\$ 2,840.83	\$ 2,000.00
Atlas Car Lift #1	\$ 4,371.44	\$ 3,000.00
Atlas Car Lift #2	\$ 4,371.44	\$ 3,000.00
Atlas Car Lift #3 & #4	\$ 9,749.00	\$ 6,000.00
Smoke Machine	\$ 667.78	\$ 400.00
Oil containers	\$ 160.00	\$ -
Emissions Machine	\$ 3,800.00	\$ 3,200.00
Hydraulic press	\$ 200.00	\$ 200.00
Autel Scanner	\$ 3,219.38	\$ 2,500.00
Torch set	\$ 500.00	\$ 500.00
Home depot order 6/1/23	\$ 1,355.00	\$ 1,000.00
Harbor Freight	\$ 700.00	\$ 400.00
Home Depot Order 6/5/23	\$ 457.00	\$ 200.00
2 Work Benches	\$ 869.00	\$ 600.00
2007 Volvo V50	\$ 5,000.00	\$ 4,500.00
Various Harbor Freight Tools	\$ 2,000.00	\$ 1,000.00
Transmission Jack	\$ 200.00	\$ 200.00
TOTAL	\$ 65,536.64	\$ 50,450.00

FOR FURTHER INFORMATION, PLEASE CONTACT:

Kevin McGowan, CCIM, SIOR
President
Phone (484) 222-6900
Mobile (610) 233-6490
kevin@mcgowanadvisors.com

McGowan Corporate Real Estate Advisors
6081 Hamilton Blvd., Suite 600
Allentown, PA 18106

www.mcgowanadvisors.com